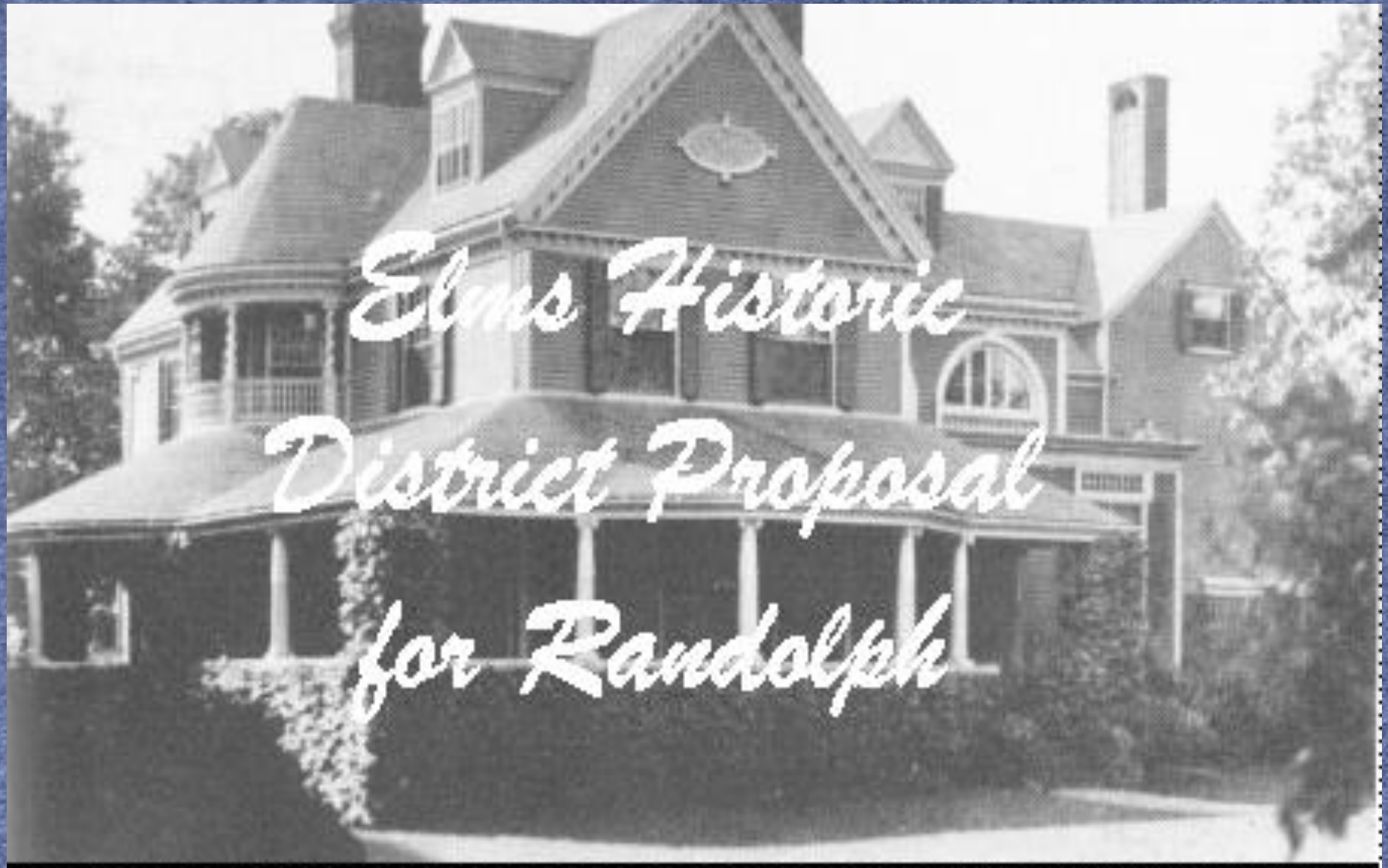


# Randolph Historic District Bylaw: The Elms Historic District



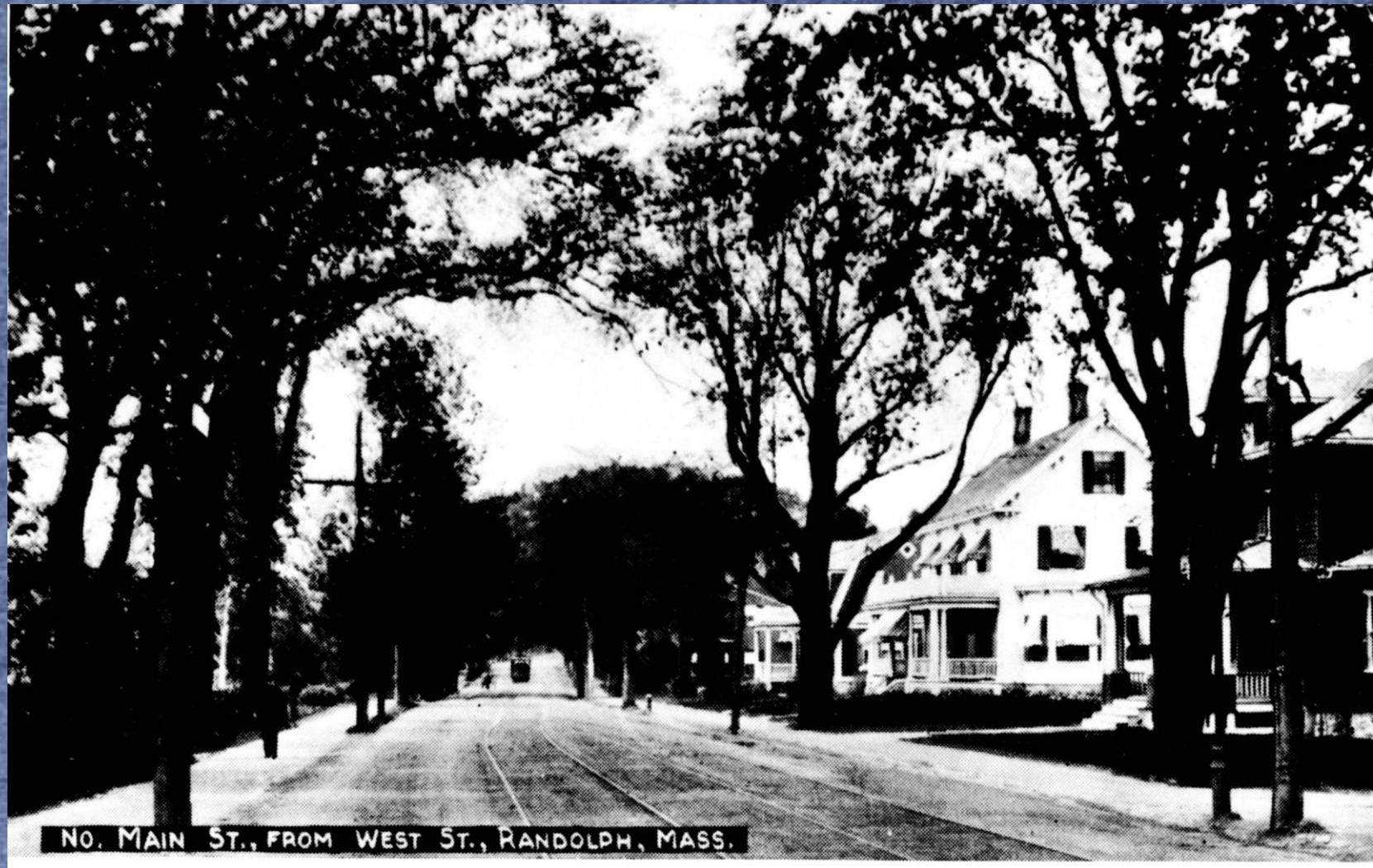


# North Main Street near Liberty Street looking north, 1872





# North Main Street, looking north from West Street, postcard view, around 1920





# First Baptist Church and Sunday School stereo slide, 1872





# First Baptist Church, 3<sup>rd</sup> building 1890 - present





# The Jonathan Belcher House, built in 1806 in the Federal Style – the district's only house on the National Register of Historic Places





# Boothby Family House, built around 1900. Craftsman Style





# Mansard or Second Empire Style 1860-1880





# **FAQ: What are the boundaries of the proposed Historic District?**

- On Both Sides of North Main Street, from West Street and Pleasant Street north to the Higashi School and the park across the street from the school. In general, it will run along the rear of each lot that fronts on North Main Street. It also includes one house on Grove St. and Orchard St., as well as Powers Farm Park.







## **FAQ: Why is my home /business in the district? It is not very old**

A Local Historic District encompasses a geographic area where the majority of buildings are older than a certain age.

In Randolph, the age was set at 100 years.

Because of the changes that occur over time, not all buildings in a historic district are considered “historic”, but they are usually individual buildings in a streetscape of older buildings.



# **FAQ: Who is on the Historic District Commission? Does it include anyone from the District itself?**

According to State Law, A Historic District Commission is to be made up of seven members, at least three or more of whom shall be residents of the district. The law recommends the following members be part of such a Commission:

- A member of the Historical Society of the Town

- A local realtor

- A local architect

- A local attorney



# What will I have to do to get a building permit to do work on my property?

You will need to apply to the Historic District Commission for one of three types of Certificates:

1. A Certificate of Appropriateness
2. A Certificate of Non-Applicability
3. A Certificate of Hardship

Property owners in a Historic District are encouraged to discuss their plans in advance with members of the District Commission to get guidance and assistance that may help to streamline the approval process.



# Certificate of Appropriateness

A Certificate of Appropriateness is a certificate that tells the Building Department that the improvements you wish to make on your home or business are for features that are subject to review by the Historic District Commission, and that the proposed improvements are appropriate to the history and architectural integrity of the building, and that a Building Permit may be issued for the work as described in the Certificate.



# Certificate of Non-Applicability

A certificate of Non-Applicability is a certificate that tells the Building Department that the improvements that you propose to make are not subject to review by the Historic District Commission, and that a Building Permit may be issued.

In some towns, a Certificate of Non-Applicability can be issued for improvements to a building of recent construction or that otherwise does not meet the criteria of “historic”



# Certificate of Hardship

- A Certificate of Hardship is issued when the proposed improvements to a building are not considered as Appropriate, but that the strict enforcement of such appropriateness would impose a hardship upon the property owner.
- A key consideration in such a determination is whether the changes proposed will have an adverse affect on neighboring properties
- A Certificate of Hardship can also be issued if the Historic District Commission fails to review and make recommendation within the time allotted.



# **FAQ: I want to replace my old windows with new, energy efficient ones. Do I still need to get a Certificate?**

Yes you will need to apply for a Certificate of Appropriateness, and you will be asked to specify the type of window you wish to use, to insure that they will not materially detract from the building's historical/architectural integrity.



## **FAQ: I have a garden shed and a dog house. Do I need a Certificate for those?**

No, sheds and dog houses are considered as temporary structures and as long as they are not attached to another building or fixed to a permanent foundation as an outbuilding, they are not subject to review.

Barns and other outbuildings with permanent foundations are considered as buildings and thus, subject to review for work to be done on them.



# **FAQ: I want to renovate my kitchen or bathroom.**

## **Do I need a certificate for that?**

- No, the Historic District Commission only has jurisdiction over the exterior appearance of the building and its surroundings



**FAQ: I want to paint my house fuschia!  
Can I do that, or will you only let me  
paint it white?**

The Historic District Study Committee has recommended that paint color only be subject to review if it is not repainting an existing color or an earlier historic color, or a color consistent with similar homes in the district.

Any color that does not fit the above description would be subject to review for appropriateness.



# **FAQ: How long will it take to get my plans approved? I've heard it takes forever!**

The bylaw requires that all reviews and decisions by the Historic District Commission must be made in a timely manner.

A preliminary determination must be made in 14 days

If a public hearing is required, the process must be completed within 60 days, which is consistent with similar types of reviews under the town's bylaws.



**I like the idea of the historic district, but trying to keep up the exterior like you want it can be expensive. Do you have any grants or anything to help me?**

- The proposed bylaw includes a provision that will create a low interest loan program for owners of historic properties in historic districts. The loan will come from the Community Preservation Fund each year and will have a generous payback period at 1% interest.



# **FAQ: Are any improvements to my property exempt from review?**

General maintenance of a property is exempt from review

Repairs that do not affect reviewable parts of a building, such as the back are exempt.

The Historic District Commission may determine other attributes that are exempt from review, including driveways, paint (if the same color as already exists), satellite dishes, and other features.



The Randolph Historical Commission has resources to help owners of historic properties discover the history of their homes and the changes that have taken place.





Not all historic buildings are homes – this building is now an auto part store.





# Henry Belcher Mansion, successfully restored as a professional office building Landscaping by Frederick Law Olmstead





Buildings in Historic Districts aren't just about architecture and famous people...  
They are the history of the ordinary people who lived and worked here, such as these boot workers at Howard & French Co, in 1890.





# The Martin Pike House, c1850

## Home of a Randolph Boot Maker & his shop.





Men and women, native born and immigrant, all came together in this neighborhood, made it their home and built a diverse and thriving community





“Classical Gingerbread” This house was built in the 1830s, but was “upgraded” in the 1880s





Together we can create a living, working historic district that can honor and preserve the past while providing for present and future development in a way that will insure that the “Elms” will remain a unique and special place.

